

FLEX RETAIL / WAREHOUSE & LOT

1102 S US Highway 1, Fort Pierce FL 34950



FOR SALE | \$2,399,000

Jeremiah Baron
& CO.

Commercial Real Estate, LLC

49 SW Flagler Ave. Suite 301

Stuart FL, 34994

www.commercialrealestatellc.com

Conor Mackin

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PROPERTY OVERVIEW

- Excellent opportunity to own a versatile commercial building located in the bustling area of Fort Pierce with great frontage to US-1.
- Building totals 20,031 sf and features a new Gaco roof sealant with a 10-year transferable warranty, new drip edge, plus new gutters.
- The rear of the building is equipped with a large roll-up door with plenty of space for large vehicles and equipment.
- The interior of the property hosts a large open area with plenty of build out options. Site has great overhead lighting and ample windows.
- Sale includes a 0.40 acre lot located just north of the property of 3rd Street.



PRICE	\$2,399,000
BUILDING SIZE	20,031 SF
BUILDING TYPE	STRL
ACREAGE	0.77 AC + 0.40 AC lot
FRONTAGE	118'
TRAFFIC COUNT	28,500 ADT
YEAR BUILT	1951
CONSTRUCTION TYPE	CB Stucco
PARKING SPACE	40+
ZONING	C-3 (FP)
LAND USE	GC
PARCEL ID	2415-601-0453-000-5 2415-601-0161-000-1

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SITE PHOTOS



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DEMOGRAPHICS

2022 Population Estimate		2022 Average Household Income		Average Age	
1 Mile	7,797	1 Mile	\$53,213	1 Mile	36.0
3 Mile	49,192	3 Mile	\$53,399	3 Mile	38.9
5 Mile	72,506	5 Mile	\$58,899	5 Mile	38.7
2027 Population Projection		2022 Median Household Income		Median Age	
1 Mile	8,919	1 Mile	\$39,248	1 Mile	38.4
3 Mile	56,611	3 Mile	\$37,134	3 Mile	39.9
5 Mile	83,688	5 Mile	\$42,134	5 Mile	42.1

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ZONING INFORMATION

ZONING DISTRICT	C3	-Neighborhood Cafe	P
-Mixed-Use Building or Development	P	-Restaurants, Fast Food	P
Community/Cultural (except as noted below)	P	-Restaurant and Bar	P
-Community Center	P	-Wine/Cigar Bar	P
-Fraternal Organization/Lodge	P	Entertainment, Indoor (except as noted below)	P
-Library or Cultural Exhibit	P	-Adult Establishment	P
-Environmental Research and Education Facilities	C	-Arcade Amusement Center/Amusement Arcade	C
Day Care	C	-Bar or Nightclub	P
-Adult Day Care Center	C	-Theater	P
-Day Care Center	C	Entertainment, Outdoor (except as noted below)	C
-Child Care Facility	C	-Batting Cages, Driving Ranges	P
Medical Facilities (except as noted below)	C	-Stables or Equestrian Facilities	P
-Hospital	C	-Stadium or Arena	C
-Nursing Home	C	Marine-Related Commercial (except as noted below)	P
Park and Open Space (except as noted below)	P	-Boat and Marine Equipment Sales	P
-Cemetery/Columbarium/Mausoleum	C	-Marina/Boat Livery	C
-Country Club/Golf Course	C	Office	
Religious Institution	P	-Administrative, Professional, General, Medical Office	P
Social Service Institution (except as noted below)	C	-Day Labor Employment Agency	P
-Halfway Houses	C	-Medical and Dental Clinic	P
Eating and Drinking Establishments		-Television and Radio Studios	P
-Brew Pub	P	Overnight Accommodations	
-Coffee Shop	P	-Bed and Breakfast	P
-Neighborhood Bistro	P	-Hotel/Motel	P

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ZONING INFORMATION

Parking, Commercial	P
Retail Sales and Service, Sales-Oriented (except as noted below)	P
-Art Gallery	P
-Farmers Market or Farm Stand	P
- Flea Market (no accessory uses permitted)	C
-Grocery or Liquor Store	P
-Neighborhood Commercial Sale	P
-Office Supplies and Electronics	P
-Pet Stores	P
Retail Sales and Service, Personal-Service Oriented (except as noted below)	P
-Art Studio	P
-Animal Care Facilities & Service	P
-Animal Grooming Services	P
-Check Cashing/Loan Service	P
-Educational Service Establishments	P
-Laundry and Dry Cleaners Pick-Up	P
-Laundromat	P
-Mortuaries or Funeral Homes	P
-Neighborhood Commercial Services	P
-Pawn Shop	P
-Personal Improvement Service	P
-Veterinary (Without Outdoor Runs)	P
Retail Sales and Service, Repair-Oriented	P
Self-Service Storage	C

Vehicle Sales and Service	
-Automobile Rentals	P
-Automobile Sales	P
-Boat Rentals	P
-Boat Sales	P
-Fueling Station	P
-Travel Plaza	P
-Truck Stop	P
-Vehicle Repair, General	P
-Vehicle Repair, Limited	P
-Marine-Related Repair	P
-Vehicle Storage	C
Artisan	P
-Cabinet Shops, Woodworking	P
Light Industrial Service (except as noted below)	C
-Catering Facility, Large-Scale	P
-Crematorium	C
-Building Maintenance Facilities And Services	C
-Contractors/Others Performing Services Off-Site	P
-Microbrewery	C
-Research Service	P
Marine-Related Industrial	C
Warehouse and Freight (except as noted below)	C
-Parcel Service	P

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AERIAL VIEW



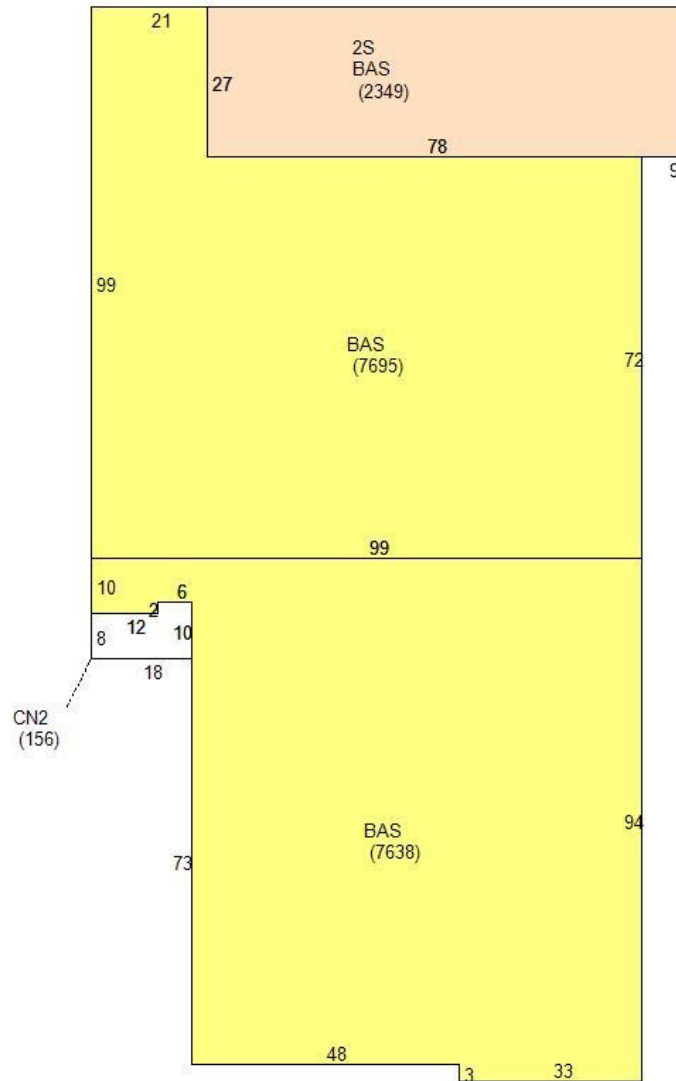
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FLOOR SKETCH



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TRADE AREA MAP



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